

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 14, 2022**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, April 14, 2022, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
John Logan
Alfredo Valverde – Chair
Matthew Wallis
Beth Jones
Damon Farrar

Absent: Brandon Ellison
Jon Craver
Leah Rodriguez

Also present: Jim Hinderaker Assistant City Manager
Doug Howard City Planner
Jared DeVries Acting Recording Secretary

I. CALL TO ORDER

The presiding officer, Chair Valverde, called the meeting to order at 7:30 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

The presiding officer asked for any citizen comments on any agenda item. No one in attendance spoke.

III. MINUTES

A. Approve Minutes of the Regular Meeting Held on March 10, 2022.

Motion by Commissioner Logan to approve the minutes of the March 10th meeting. Seconded by Commissioner Ramsey. The presiding officer called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, and Ms. Jones

Noes: None

Abstain: Mr. Farrar

Motion carried: 5 – 0 – 1

IV. REPORTS OF CITY STAFF

A. Brookside Phase 4

- 1) **SP-22-03** – A request to approve an Alternative Tree Mitigation Plan, in accordance with Chapter 16.28.010 of the Benbrook Municipal Code, for a 28.686-acre residential development zoned “A” one-family district. Generally located northeast of the intersection of Woodglen Lane and Wandering Way.

Doug Howard, City Planner, presented the staff report and informed the Commission that the applicant is proposing to make a payment in lieu of planting for 50% of the required mitigation, plant 25% of the required mitigation on site, and plant 25% of the required mitigation on City property. This request does not require the Planning and Zoning Commission approval; however, the Assistant City Manager cannot guarantee the developer can plant trees on City property. If unable to plant on City property, the applicant would seek permission to make additional payments in lieu of planting. In order for the applicant to pay for more than 50% of the required mitigation, the Planning and Zoning Commission must approve the request. If approved, this request will update the existing Tree Mitigation Plan on file.

Mr. Howard recommended the Commission approve the site plan, as presented. If approved, Staff’s recommended motion requires City staff to work with the developer by tracking the mitigation efforts to ensure all of the required mitigation is accounted for, which includes 1) 50% tree mitigation fee payment in lieu of planting, 2) at least 25% of the required tree mitigation is planted within the subdivision, and 3) a tree mitigation payment in lieu of mitigation up to an additional 25% of the required planting, if they are unable to plant on City property.

Commissioner Logan asked if the retaining walls shown on the plans will be owned by the individual lot owners or the HOA? Mr. Howard stated, yes and typically, most subdivisions have the individual property owners own the retaining wall on their property.

Commissioner Wallis asked if the area behind the retaining wall shown on the plans was also a part of each lot and if a homeowner removes any trees in these areas, would they have to work with the City to comply with City rules? Mr. Howard answered yes, the areas behind the retaining walls belong to the individual lot owners. The ability to remove trees in these areas would be determined on a case-by-case basis and the property owner would have to comply with City rules.

The applicant, Casey Ross with Kimley-Horn, was available for questions.

Commissioner Ramsey asked staff if the item is approved, is it set in stone or can the applicant come back later and replat to add more lots? Mr. Howard stated he does not foresee any feasible way to replat and this approval is likely to be final.

Motion by Commissioner Wallis to approve the alternative tree mitigation request number SP-22-03 as presented. Seconded by Commissioner Logan. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Ms. Jones, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

V. COMMISSION MEMBER AND STAFF COMMENTS

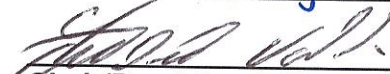
The presiding officer asked for any commission member or staff comments/announcements.

Mr. Howard made an announcement for the upcoming Master Parks Plan Update Open House on April 27, 2022 from 4PM to 8PM located at the Senior Center.

VI. ADJOURNMENT

The presiding officer adjourned the meeting at 7:50 p.m.

APPROVED MAY 12, 2022



Chair/Presiding Officer